

## **CHENEY ENGINEERING CO., INC.**

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### **Statement of Intent**

June 29, 2020

Wellesley Planning Board  
Wellesley Design Review Board  
525 Washington Street  
Lower Level  
Wellesley, MA 02482

Re: Large House Review Application  
Gary Loveman  
5 Sabrina Farm Rd,

Dear Members,

On Behalf of the applicant, Gary Loveman, and to satisfy the rules and regulations of Section XVID, Large House Review, I hereby submit a brief written explanation of the scope of the proposed project.

It is our intent to construct an addition to the existing single family house which is located on 3.4-acre site. The site is currently developed with a single-family dwelling, garage, sheds, tennis court and swimming pool. Approximately 70% of the site consists of building and landscaped areas. The landscaped areas include opens space combination of trees and lawn, shrub areas and lawn areas. Another 15%+/- of the property lies below the water level of Sabrina Pond. The remaining 15% of the site is currently either underdeveloped or has returned to a non-maintained natural vegetated conditions. Planning board considered and approved the waiver request on 3/4/20 limiting the area to be analyzed to 23,000+/- square feet.

#### *Standards and Criteria for Review*

##### *#1. Preservation of Landscape.*

The existing landscape shall be preserved with the use of a single construction access way, tight limit of work and the use of temporary 6' height chain link tree protection fencing, installed prior to and maintained throughout the construction process. Bryan Molinari, Massachusetts Certified Arborist, evaluated tress and provided attached report. Tree protection fencing shall be positioned to protect large white pine trees at the lot's periphery. Only three trees are identified for removal due to their proximity to the residence addition. Earthwork is limited to allow for circulation around the addition and preserve existing trees.

##### *#2. Scale of Buildings.*

The new construction is a 2 story 4,764 square foot addition to an existing single family home built in 2002. The addition is on the Northwest side of the exiting structure connected by a narrow 2 story hallway. The new construction will match the existing house in style,

scale and materials. Campbell Smith Architects designed the original house and the new work presented here. The finish siding will be an EIFS system to match the existing in color and texture, the new windows will be of the same sash, muntin layout and manufacturer as the existing house. The new roof will match the existing as well.

The new addition is arranged to be perpendicular to the existing tennis court and designed to preserve a majority of the large trees on site. The new construction will contain a home office, exercise room, full bath and dog kennel on the first floor and storage area with full bath on the second floor.

*#3. Lighting.*

Exterior lighting is provided by 6 double downlight mounted 13' above grade and 5 wall mounted sconces 10' above grade. The fixtures are dark sky friendly, direct all light downward and the photometric plan shows light fall off to 0 foot-candles at 26'-31' from the building.

*#4. Open Space.*

Open landscape space adjacent to the addition will be provided as appropriate for the site conditions, owner's use, and neighbor's view into the property.

*#5. Drainage.*

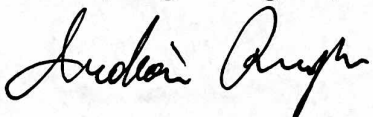
Based on Site Soil Testing witnessed by George J. Saraceno, the drainage field is designed to capture 100 year storm event for the proposed addition. A storm water analysis was performed for the 2-year, 10-year, 50-year, 100-year storm events which determined that post construction run-off will be decreased on all storm events.

*#6. Circulation.*

Circulation in the landscape is limited to lawn space and lawn paths allowing for circulation around the proposed addition. Existing driveway and walkways outside the limit of work shall remain.

Finally, since most of the abutting properties are owned by the applicant, special attention will be applied to minimize run off and disruption to the neighborhood.

Sincerely,  
Cheney Engineering Co., Inc.



Ardi Rrapi,  
Project Manager